

F/YR16/0965/F

**Applicant: Mr D Wyatt
Construct Reason**

**Agent : Mr Nigel Lowe
Peter Humphrey Associates Ltd**

33 Gaul Road, March, Cambridgeshire, PE15 9RQ

Erection of 6 x 2-storey dwellings comprising of 3 x 2-bed and 3 x 3-bed with garages involving demolition of existing dwelling and outbuildings

Reason for Committee: Local opposition to the scheme

1 EXECUTIVE SUMMARY

This large site consists of a derelict dwelling and garden land within the centre of March. The principle of the redevelopment of the site is therefore supported. However, any redevelopment must satisfactorily address the site's constraints which include the ten trees subject to protection from a TPO and neighbour amenity.

The scheme has been amended during the processing of the application in order to achieve a reasonable compromise between these constraints and the viability of the scheme.

Whilst there will be some impacts from the development, for instance the loss of three protected trees, the large Willow in the centre of the site will now be retained. The protected trees have also impacted on the siting of the new dwellings and proximity to the neighbouring properties.

It is considered however, that the revised scheme before members is now acceptable. Although there will be some impacts on the trees and visual/ neighbour amenity, these will not be significant enough to justify a refusal.

The application is therefore recommended for approval. This will then trigger the demolition of the derelict property, site clearance and redevelopment, providing 6 dwellings of mixed size within a sustainable location.

2 SITE DESCRIPTION

- 2.1 The site at one time consisted of a detached dwelling which sat within a large garden. The site measures 0.33ha. The garden includes many mature trees, several outbuildings, and a below ground swimming pool. Access is via Gaul Road. Unfortunately the house is vacant and has been vandalised. It is now in a poor state of repair.
- 2.2 The Chase (FDC ownership) runs along the eastern boundary with several properties overlooking the site. The eastern and western boundaries to the site

consist mostly of a high brick wall. The side elevation of several outbuildings makes up part of the eastern boundary.

- 2.3 The frontage onto Gaul Road consists of overgrown trees and hedging. To the rear of the site is the swimming pool which is located very close to the boundary with No 20 Oxbow Crescent. A row of decorative brick archways and a 1.8m high close boarded fence make up this boundary. The aerial photograph indicates that the four properties at the end of Oxbow Crescent (large, single storey properties) were built on land which was formerly part of the garden of No 33 Gaul Road (F/YR14/0666/F). Several properties along Beck Close back onto the northern half of the site (2-storey properties)
- 2.4 The site contains ten protected trees (TPO 03/2014) and is within Flood Zone 1.

3 PROPOSAL

- 3.1 The proposal has been amended during the processing of the application. The main amendments relate to the protected trees and neighbour amenity. The original application was for 7 dwellings, reduced to 6 to ensure the retention of the large Willow tree in the centre of the site. Plots 2 and 3 have been relocated further away from the rear boundary, to increase the separation from No 20 Oxbow Close. The location of the side elevation, first floor window has been switched to Plots 3 and 4.
- 3.2 The existing house will be demolished and replaced with a modest 3 bed detached 2-storey dwelling in a similar location to the existing house (Plot 1). Proposed materials are D.R.buff handmade bricks; Marley Edgemere slates with terracotta red ridge tiles; and white uPVC windows, fascia and bargeboards. No windows are proposed to the side elevations of this dwelling.
- 3.3 A new vehicular access is to be provided towards the centre of the Gaul Road frontage. To the east is proposed a pair of semidetached, 2- storey 3 bed properties (Plots 5 and 6). Proposed materials are D.R.buff handmade bricks; Marley Edgemere slates with terracotta red ridge tiles; and white uPVC windows, fascia and bargeboards
- 3.4 Plots 2, 3 and 4 are all similar 2 bed, 2 storey dwellings. The ridge height proposed is 6.9m. Dormer windows are proposed to the front elevation only. A first floor window is located within the right hand side, gable end of each dwelling.
- 3.5 Proposed materials are Anglian red multi handmade bricks; Sandtoft Rustic Red concrete double pantiles; and white uPVC windows, fascia and bargeboards.
- 3.6 Single garages are provided to each plot and between 2 and 3 parking spaces also being provided. A bin collection point to serve plots 2, 3 and 4 is provided at the end of the adopted highway, approximately 25m from the properties.
- 3.7 An Arboricultural Report and tree plan was submitted with the application. A number of trees will be lost to allow for a viable redevelopment of the site. Since the report was written, the layout has been amended. The Weeping Willow (T06 on the TPO Order) will now be retained. But T09 (Foxglove), T10 and T11 (Silver Birch) will be lost.

- 3.8 An Ecology Report and Bat Survey were also included. A confidential viability assessment was submitted in August. No offsite contribution to affordable housing has been offered by the applicant due to the poor viability of the development. .

Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OF1B65HE01U00>

4 SITE PLANNING HISTORY

REF. NO	DESCRIPTION	DECISION	DATE
F/YR15/0387/F	Erection of 6 dwellings comprising of 1 x 2-storey 2-bed; 1 x 2-storey 3-bed; 3 x single-storey 3-bed and 1 x single-storey 2-bed with garages, involving demolition of existing dwelling and outbuildings	WDN	20.07.2015
F/YR14/0776/F	Erection of 5 x 3-bed and 3 x 2-bed single storey dwellings with garages, involving demolition of existing dwelling and outbuildings	WDN	22.12.2014
F/YR13/0646/RM	Erection of 14no dwellings with garages comprising of 5 x single-storey 2-bed, 3 x single-storey 3-bed, 4 x 2-storey 2-bed and 2 x 2-storey 3-bed with associated landscaping and public open space	APPROV	21.11.2013
F/YR12/0753/RM	Erection of 8 x 3-bed 2-storey dwellings and 5 x 4-bed 2-storey dwellings with detached garages and 2.0m (max height) walls and fences involving the demolition of existing swimming pool and out-buildings	APPROV	10.04.2013
F/YR12/0084/F	Removal of Conditions 7 and 8 of planning permission F/YR08/1051/O (Residential development (0.49 ha) (maximum of 20 dwellings)) relating to provision of footpath link	GRANT	20.09.2012
F/YR08/1051/O	Residential development (0.49 ha) (maximum of 20 dwellings)	GRANT	15.07.2011
F/YR07/0995/O	Erection of 13 houses involving demolition of existing outbuildings and sheds	REFUSE	16.11.2007
F/YR16/0277/F	Erection of 6 x dwellings comprising of; 2 x 2-storey 3-bed with detached garages; 1 x single-storey 2-bed with detached garage and 1 x single-storey 3-bed with attached garage, 1 x single-storey 2-bed with attached garage and 1 x single-storey 2-bed with integral garage involving demolition of existing dwelling and outbuildings	WITHDRAWN	11.07.2016
F/0548/87/O	Residential development – 3 dwellings (including the provision of a passing bay)	REFUSE	08.10.1987

5 CONSULTATIONS

5.1 March Town Council

Recommend Approval (May 2017)

5.2 FDC Environmental Services

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate.

Due to the size of the development if permission is granted a construction management plan would be required to prevent noise and dust issues for existing residents during the construction phase.

Also given the demolition of buildings the following condition should be imposed.

UNSUSPECTED CONTAMINATION

CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.3 CCC Archaeology

Our records indicate that the site lies in an area of high archaeological potential, situated 350m from the High Street, market place and ford/bridge, which would have provided a focus for activity in the late Medieval/ early Post-Medieval period, when March enjoyed some degree of prosperity due to the establishment of a small port. In addition, as with other islands of higher ground in the fens, the March Island was extensively settled/ exploited in the Iron Age and Romano-British periods and the potential exists for deposits of this date to survive within the development area.

We have commented on this in recent years. We would recommend that the same archaeological standard condition is placed on the development as was for prior application (F/YR16/0277/F, F/YR15/0387/F, F/YR07/0995/O, F/YR08/1051/O) within the same bounds, that is:

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Archaeology

No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI

which shall include:

- The statement of significance and research objectives;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. *This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

5.4 FDC Estates

No Objections' – Providing that no accesses of any kind are permitted or created within the eastern boundary of the application site - between the application site and The Chase.

It is further requested that the applicant and subsequent occupiers of the proposed dwellings maintain the eastern boundary fence to a good standard at all times.

Please also note that construction traffic is not permitted to use The Chase during the development phase or subsequent occupation of the proposed dwellings.

5.5 Cambridgeshire Fire and Rescue

Request the provision of fire hydrants

5.6 PCC Wildlife Officer

Protected Species:

Bats: Regarding the existing dwelling that has been surveyed for presence of bats, a bat roost was confirmed with three Pipistrelle bats found to be emerging from the building, as well as evidence of Brown Long-eared bats.

All bats and their roosts are fully protected by the Habitat Regulations. Therefore the proposed demolition of this building would first require a licence to be obtained from Natural England (NE).

NE will not issue a licence until planning permission has been obtained. Therefore the LPA must be satisfied that sufficient information has been provided to be able to assess whether a NE licence could be issued.

I am satisfied that adequate bat emergence surveys have been carried out at this building and would advise that the LPA does hold sufficient information to be confident that a licence from NE could be issued, subject to the following details being secured via a suitably worded planning condition:

- a) "Soft demolition" of building under supervision of a suitably qualified ecologist
- b) Demolition to be carried out between October and March only to avoid the period when bats are likely to be present
- c) Provision of a range of bat boxes and bat tiles to be incorporated into the new dwellings to provide suitable bat roosting habitat

Nesting Birds: The proposal involves the removal of a number of trees and shrubs that are likely to support nesting birds during the nesting season (1st March to 31st August). I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

I would also request that a range of bird nest boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

Hedgehogs: Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006.

It is therefore recommended that any potential nesting areas be hand-searched by an ecologist prior to site clearance. In addition it is recommended that impenetrable barriers are avoided by allowing adequate gaps to be retained under any new fencing. All construction trenches should also be covered overnight or a means of escape provided for any mammals that may have become trapped. The above may be secured via a suitably worded condition.

Site design & landscaping:

I would recommend that the existing mature trees are retained wherever possible. With regard to any additional planting I would recommend the use of a range of native tree and shrub species, the detail of which may be provided via a suitably worded condition.

Recommendation

I have no objection to the granting of planning permission subject to the use of appropriate conditions as set out above.

I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss to biodiversity.

5.7 FDC Housing Strategy and Enabling Officer

This planning application is supported. The revision from 7 to 6 dwellings results in a lower affordable housing financial contribution, details of which are given below. Policy LP5 of the Fenland Local Plan seeks the provision of an element of affordable housing from all planning applications of 5 dwellings or more. The policy indicates that the affordable housing will be provided on site unless there are exceptional circumstances which necessitate provision on another site or the payment of a financial contribution.

FDC is aware that some developers have struggled recently to secure Registered Providers to take on the affordable housing on smaller sites. Accordingly, in view of this exceptional circumstance it has been decided that the affordable housing planning requirement on sites submitted for planning between 1st April 2017 and 31st March 2018 can be discharged by way of a financial contribution rather than on site provision. This will apply to all applications which are for 37 dwellings or fewer.

If the applicant chooses to provide a financial contribution rather than seek an RP partner to deliver the on site affordable housing, the affordable housing financial contribution will be calculated in accordance with the mechanism provided in the Local Plan policy and as follows:

- The applicant should submit the necessary open market values of homes which would otherwise have been affordable housing to FDC.
- FDC will assume that RPs would usually pay 55% of OMV for a rented dwelling and 65% of OMV for a shared ownership dwelling.
- FDC will assume that 70% of all affordable homes will be rented tenure and 30% will be shared ownership tenure.

On this application which is for 6 dwellings, I would expect an affordable housing contribution equivalent to one dwelling and a further 0.2 of one dwelling in accordance with the Local Plan policy.

5.8 FDC Tree Officer

The latest layout shows plots 2 & 3 moved south away from boundary with 20 Beck Close, this has resulted in the need to remove an additional two trees, both silver birch and noted as category B trees in the applicant's arboricultural impact assessment.

The various changes to the proposed layout has resulted in a gradual erosion of the existing TPO, placed to maintain tree cover at the site.

Whilst I agree to the proposal to assist in moving this application forward, we do need a robust tree replacement proposal to ensure continued tree cover at the site.

5.9 CCC Highways

No highway objections subject to the following condition recommendations;

- 1.) Prior to the commencement of the development, the vehicular access shall be laid out in accordance with submitted plan 5288-PL10D and construction in accordance with plans to be submitted and agreed in writing by the Local Planning

Authority. Details to be submitted shall include, levels, drainage, kerbing, tactile paving and methods of construction.

Reason- In the interests of satisfactory site access in accordance with LP15 of the Fenland Local Plan 2014

2.) Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with policy LP15 of the Fenland Local Plan 2014.

3.) The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent access road/public highway, in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason - In the interests of highway safety in accordance with LP15 of the Fenland Local Plan 2014

4.) Prior to the first occupation of the development, the proposed on-site parking and turning areas shall be laid out, levelled, surfaced, demarcated and drained in accordance with the approved drawings and thereafter retained in perpetuity for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with LP15 of the Fenland Local Plan 2014

5.) The existing access to No.33 Gaul Road shall be permanently and effectively closed and the footway and highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, before 28 days of the bringing into use of the new access.

Reason- In the interests of highway safety in accordance with LP15 of the Fenland Local Plan 2014.

6.) No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with The approved management and maintenance details until such time as an Agreement has been entered into onto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason- To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with LP15 of the Fenland Local Plan 2014.

7.) No works shall commence on site until such time as detailed plans of the Roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason- To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction in accordance with LP15 of the Fenland Local Plan 2014.

8.) Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason- To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with LP15 of the Fenland Local Plan 2014.

Informative

1.) This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

2.) The applicant is advised that to discharge Condition 6 the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

3.) The applicant should note that the nature of the highway works proposed will necessitate the completion of a Short Form 278 Highway Works Agreement between the developer and the LHA prior to commencement.

4.) The development proposes a greater number than 5 dwellings served by a private drive. Your Authority must consider the long-term implications of permitting such development in terms of construction, future maintenance, lighting and surface water drainage of the access road(s) together with refuse collection.

5.10 PCC Viability

To be reported

5.11 Local Residents/Interested Parties

Objectors

6 properties in total have objected to the iterations of the proposal. Two other representations have been received. Concerns include:

- Access
- Density/Over development
- Design/Appearance
- Devaluing property
- Drainage
- Environmental Concerns
- Loss of view/Outlook
- Noise
- Proximity to property
- Shadowing/loss of light
- Traffic or Highways
- Trees
- Visual Impact
- Wildlife Concerns
- Would set a precedent

Specific comments are:

- Gaul Road is a very busy road both with parked cars and the amount of traffic travelling through to the bypass and the town centre. The noise and traffic would only heighten by adding 7 new dwellings.
- Currently we have a nice view of trees and hedges from our front windows. If this development was to be approved the character of this area would be lost.
- The current dwelling is a lovely Edwardian property in the need of an owner that could restore it. Losing a character property would be very disappointing for the area, especially in the lower half of the road with no new development.
- The access to the site will be directly to the front of our property as will be the entrance once complete.
- We have concerns for the natural environment and wildlife to be lost with the development.
- Plot 6 and 7 (5 and 6) would be directly opposite our property with the access road into the estate being to the left of this, so we not only get the traffic coming out of the road opposite but also have to contend with our privacy and view being compromised.
- 2 storey buildings are unacceptable to me. Must change to bungalows to avoid loss of privacy and in keeping with development on this land already.
- Prohibition of access to The Chase. The Chase is a designated, and heavily used, public footpath connecting Gaul Road to West End Park and to March town centre. It should be a condition of any possible permission that there should be absolutely no access for vehicular traffic between the proposed site and The Chase during the construction stage or at any time thereafter.
- I strongly object, in particular, to the proposed removal of weeping willow 3977 as suggested on the site plan and in the attached "Arboricultural Implications Assessment" document.. The weeping willow was specifically identified as of

great amenity value by FDC in creating the tree preservation orders on this site. This particular tree is the dominant natural feature of the entire area and is an important visual amenity for the local community and for the wider public passing along The Chase.

- Tree roots are damaging the driveway of No 35 Gaul Road
- I feel that if the planning application is to go ahead, single storey houses would be more in keeping with the area as all the houses on The Chase and the 4 newly-constructed dwellings in Beck Close just behind this site are bungalows. However, failing that, I think that changing the Bedroom 2
- windows on the 2 bedroom houses Nos 2,3 and 4 to face to the front would at least alleviate the problems of the surrounding houses being overlooked.
- I am still against the development as it stands as plots 2&3 which are two storey will be placed close against my southern boundary. This will deprive my garden and the solar panels on my garage of Sunlight.
- The four bungalows in our block will also have our TV signal effected as we will be surrounded by two storey buildings.
- If these two plots were bungalows and further away from the boundary so that the shade from them was more on their own plot and the visual impact would not be so great I wouldn't have any objection to the development as I realize we have a need for more housing.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

March Neighbourhood Plan 2015-2030: H2

Fenland Local Plan 2014: LP1, LP2, LP3, LP5, LP15, LP16, LP19

8 KEY ISSUES

- **Principle of Development**
- **Layout, Design and Tree Implications**
- **Neighbour Amenity and Concerns**
- **Affordable Housing**

9 BACKGROUND

- 9.1 The longer site has been the subject of three approvals. In 2008, 20 dwellings were permitted on land up to the rear of No 33, but not including it (F/YR08/1051/O). In 2011, reserved matters were approved for 14 single and two storey dwellings (F/YR13/0646/RM) over a similar area. Plots 13 (single storey) and 14 (two storey) backed onto Nos 1, 3 and 5 Beck Close.

- 9.2 In 2014, four properties at the end of Oxbow Crescent (Nos 20, 22, 24, and 33) (large, single storey properties) were built on land which was formerly part of the garden of No 33 Gaul Road (F/YR14/0666/F).
- 9.3 Other applications were withdrawn in 2014, 2015 and 2016 due to the TPO and biodiversity issues.
- 9.4 During 2017, trespassers have repeatedly entered the site which has resulted in the police being called and the fire service attending on several occasions. Due to this vandalism the house is in a poor state of repair.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 identifies the 4 main Market Towns, including March as a sustainable area for growth and seeks to steer residential development to this area. Therefore the principle of development in this area is acceptable subject to compliance with other policies of the Fenland Local Plan. In addition the majority of the site has been the subject of previous planning approvals for residential development.

Within the March Neighbourhood Plan the site falls under Policy H2- Windfall Development. The Town Council support the proposal.

Layout Design and Tree Implications

- 10.2 Policy LP16 aims to deliver high quality environments, seeking to ensure that development responds to and improves the character of the local built environment and does not adversely impact either in design or scale on the streetscene. Biodiversity should also be protected and enhanced, with trees retained where appropriate to comply with Policy LP19. LP15 requires new development to be well designed with regard to public highways with safe and convenient access.
- 10.3 A major constraint which has delayed development on the site is the TPO which was applied in 2014. Neighbours have witnessed at first hand the vandalism which has taken place on site recently. Officers have also been contacted by the Police. The applicant, Planning and Tree Officers have been working together to present a viable redevelopment scheme which, as much as possible, protects the trees on the site.
- 10.4 It is considered that the proposal, which will retain 7 of the protected trees, including the Weeping Willow towards the centre of the site, will ensure that the character of the site and its contribution to the area will be retained as much as is possible.
- 10.5 Plots 2 and 3 have been moved south which results in the loss of two trees. The Tree Officer has accepted the situation subject to a robust tree replacement proposal to ensure continued tree cover at the site. This can be secured by condition.
- 10.4 Three different house designs are proposed. The detached dwelling on Plot 1 will be smaller than the existing and its design is considered to be acceptable. The pair of semis located to the front of the site would not look out of place in the vicinity. Whilst the comments of the objectors are noted, the area is characterised by a mix

of styles and size of dwelling. To the east are a pair of semis and a terrace of 5. Some of these are located very close to the back edge of the pavement. The new properties will be visible to those on the opposite side of the road but this is not considered to impact on the privacy of the existing properties due to overlooking.

- 10.5 Plots 2, 3 and 4 are similar in design and also characteristic of a number of developments within the District built by the applicant. Single garages are to be provided with each plot and at least two parking spaces. This complies with the District's parking standards. No issues have been raised by the highways officer, subject to appropriate conditions. The proposal is therefore considered to comply with LP15, LP16 and LP19.

Neighbour Amenity and Other Neighbour Concerns

- 10.6 Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring users and provides appropriate amenity for the occupiers. The remaining comments of the neighbours are noted and dealt with below.
- 10.7 The current access has been relocated a few metres to the west. The comments of the occupiers of the dwelling on the opposite side of Gaul Road are noted. The relocation and intensification of the use of the access from the vehicles associated with the 5 additional houses will result in some impact on the dwellings along Gaul Road. However, any increase in noise or any intrusion from car lights should be considered against the existing situation and impacts generated by the town centre location of the site. The noise and traffic generated by the proposal would not impact significantly on the existing situation along Gaul Road due to its town centre location.
- 10.8 No access is proposed through the eastern boundary wall, although once the outbuildings are demolished there would be some gaps along the eastern boundary. FDC Estates have no objection, providing that no accesses of any kind are permitted or created within the eastern boundary, between the application site and The Chase. They further state that construction traffic is not permitted to use The Chase during the development phase or subsequent occupation of the proposed dwellings. A condition requesting a construction management plan could be included to prevent the use of The Chase for such purposes. Unfortunately the planning system is powerless to deal with tree roots, this is a civil matter.
- 10.9 No 20 Oxbow Close is to the north of the site and is orientated west (front) /east (rear). Plot 2 sits approximately 6.2m from the side elevation of No 20 which includes a tall double garage. The proposed height of the apex of Plot 2 is 6.9m, 10.2m from the side elevation and garage of No 20. The proposed new dwelling will be visible from the side (southern) elevation, but this view will be partly screened by the 1.8m high boundary fencing. Notwithstanding this, the proposal is considered to have an impact on No 20. However, because the orientation and main windows are located in the western and eastern elevations, this impact is not considered to be significant enough on the occupiers to warrant a refusal.
- 10.10 The garage to No 20 has solar panels which rely on good access to sunlight to function efficiently. The proposed dwelling is located south east of the garage roof. There will be some shadowing of the solar panels caused by the proposal but this will be mid to late morning when the sun is at its highest in the sky, and even during the winter months, the sun will be above the ridge of the roof of Plot 2 at this time of day. Therefore it is not considered that the proposal would significantly impact on the efficiency of the solar panels.

- 10.11 Plot 2 will also sit between 16m and 20m from No 3 and 5 Beck Close to the west. This is slightly further than the existing situation next door between No 1 Beck Close and No 20 Oxbow Close. No windows are proposed to the western elevation, therefore there will be no direct overlooking. Plot 3 will be located 8m south of the rear garden of No 20 Oxbow Close and will be more visible from the rear windows of No 20. No first floor windows are proposed to Plot 3. But it will be visible from the rear garden when looking south and to a lesser extent from the property. Whilst this is the case, it is not considered that Plot 3 would have an overbearing impact on No 20.
- 10.12 It is unlikely that the proposal would impact on TV reception to any greater extent than exists currently from the surrounding built and natural environment.
- 10.13 Plots 3 and 4 will be visible from the properties facing onto the northern section of The Chase, including a first floor window to the eastern elevation. However, due to the distance between the properties it is considered that there would not be any significant impact on amenity from overlooking or on the occupiers' visual amenity.
- 10.14 Although the 3 x proposed plots to the rear of the site are two storey dwellings, they are modest in size. The objectors' comments are noted with regard to preferring single storey development and relocating first floor windows to the front. However, for the reasons set out above, it is considered that the scale and design of these dwellings would not impact significantly on the amenity of the neighbours and therefore comply with LP2 and LP16.

Affordable Housing

- 10.15 Policy LP5 of the Fenland Local Plan seeks the provision of an element of affordable housing from all planning applications of 5 dwellings or more. The policy indicates that the affordable housing will be provided on site unless there are exceptional circumstances which necessitate provision on another site or the payment of a financial contribution.
- 10.16 The applicant contends that site would not be viable if an off- site affordable housing contribution was required. A Viability Assessment has been submitted and is currently being examined by Officers. The conclusion will be reported to Members

11 CONCLUSIONS

- 11.1 This large site consists of a derelict dwelling and garden land within the centre of March. The principle of the redevelopment of the site is therefore supported. However, any redevelopment must satisfactorily address the site's constraints which include the ten trees subject to protection from a TPO and neighbour amenity.
- 11.2 The scheme has been amended during the processing of the application in order to achieve a reasonable compromise between these constraints and the viability of the scheme.
- 11.3 Whilst there will be some impacts from the development, for instance the loss of three protected trees, the large Willow in the centre of the site will now be retained. The protected trees have also impacted on the siting of the new dwellings and proximity to the neighbouring properties.

- 11.4 It is considered however, that the revised scheme is now acceptable. Although there will be impacts on the trees and visual/ neighbour amenity, these will not be significant enough to justify a refusal.
- 11.5 The application is therefore recommended for approval. This will then trigger the demolition of the derelict property, site clearance and redevelopment, providing 6 dwellings of mixed size within a sustainable location.

12 RECOMMENDATION- Grant subject to the following conditions

1. Time limit 3 years

2 No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- The statement of significance and research objectives;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. *This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason- In the interests of the protection of heritage assets in accordance with LP18 of the Fenland Local Plan 2014.

3 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason- To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

4 Prior to the commencement of the development hereby approved, a specification (including methodology and programme of implementation) for the enhancement of biodiversity through the provision of features including: the timing and schedule for the removal of the trees and hedges on site which avoids harm to nesting birds. Where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds; details regarding exact numbers, design and locations of the bird nest boxes to be installed; details of any external lighting so as to avoid impacts to bats and details and locations of a range of bat roosting features to be installed site; details of the "soft demolition" of the existing building under the supervision of a suitably qualified ecologist which should be carried out

between October and March only to avoid the period when bats are likely to be present; any potential nesting areas for hedgehogs and other mammals shall be hand-searched by an ecologist prior to site clearance. Any impenetrable barriers should be avoided by allowing adequate gaps to be retained under any new fencing. All construction trenches should also be covered overnight or a means of escape provided for any mammals that may have become trapped; shall be submitted to and approved in writing by the Local Planning Authority. The works so approved, shall be carried out in accordance with the approved programme of implementation and retained on site thereafter.

Reason- To enhance biodiversity in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.

5 Tree canopy and root protection areas shall be implemented prior to the commencement of development in accordance with a Revised Arboricultural Report, including any change to existing ground levels, to be submitted to and approved in writing by the local planning authority prior to the commencement of development. The protection areas shall be retained for the duration of the construction of the development.

Reason -To ensure the wellbeing of the trees maintaining and enhancing the quality and character of the area in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.

6 Prior to the commencement of the development, the vehicular access shall be laid out in accordance with submitted plan 5288-PL10D and construction in accordance with plans to be submitted and agreed in writing by the Local Planning Authority. Details to be submitted shall include levels, drainage, kerbing, tactile paving and methods of construction.

Reason- In the interests of satisfactory site access in accordance with LP15 of the Fenland Local Plan 2014.

7 Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

8 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent access road/public highway, in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason - In the interests of highway safety in accordance with LP15 of the Fenland Local Plan 2014

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9 Prior to the first occupation of the development, the proposed on-site parking and turning areas shall be laid out, levelled, surfaced, demarcated and drained in

accordance with the approved drawings and thereafter retained in perpetuity for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with LP15 of the Fenland Local Plan 2014

10 The existing access to No.33 Gaul Road shall be permanently and effectively closed and the footway and highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, before 28 days of the bringing into use of the new access.

Reason- In the interests of highway safety in accordance with LP15 of the Fenland Local Plan 2014.

11 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with The approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason- To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with LP15 of the Fenland Local Plan 2014.

12 No works shall commence on site until such time as detailed plans of the roads, footways, cycleways, and foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason- To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction in accordance with LP15 of the Fenland Local Plan 2014.

13 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason- To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with LP15 of the Fenland Local Plan 2014.

14 Prior to the commencement of development hereby approved details of the repair, future maintenance and any proposed alterations to the eastern boundary wall following demolition of the outbuildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason- To ensure the environment of the development is improved and enhanced in accordance with Policy LP16 of the Fenland Local Plan 2014.

15 Prior to the commencement of the development hereby approved a scheme for hard and soft landscaping including boundary treatments and a robust tree replacement schedule shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason- To ensure the environment of the development is improved and enhanced in accordance with Policy LP16 of the Fenland Local Plan 2014.

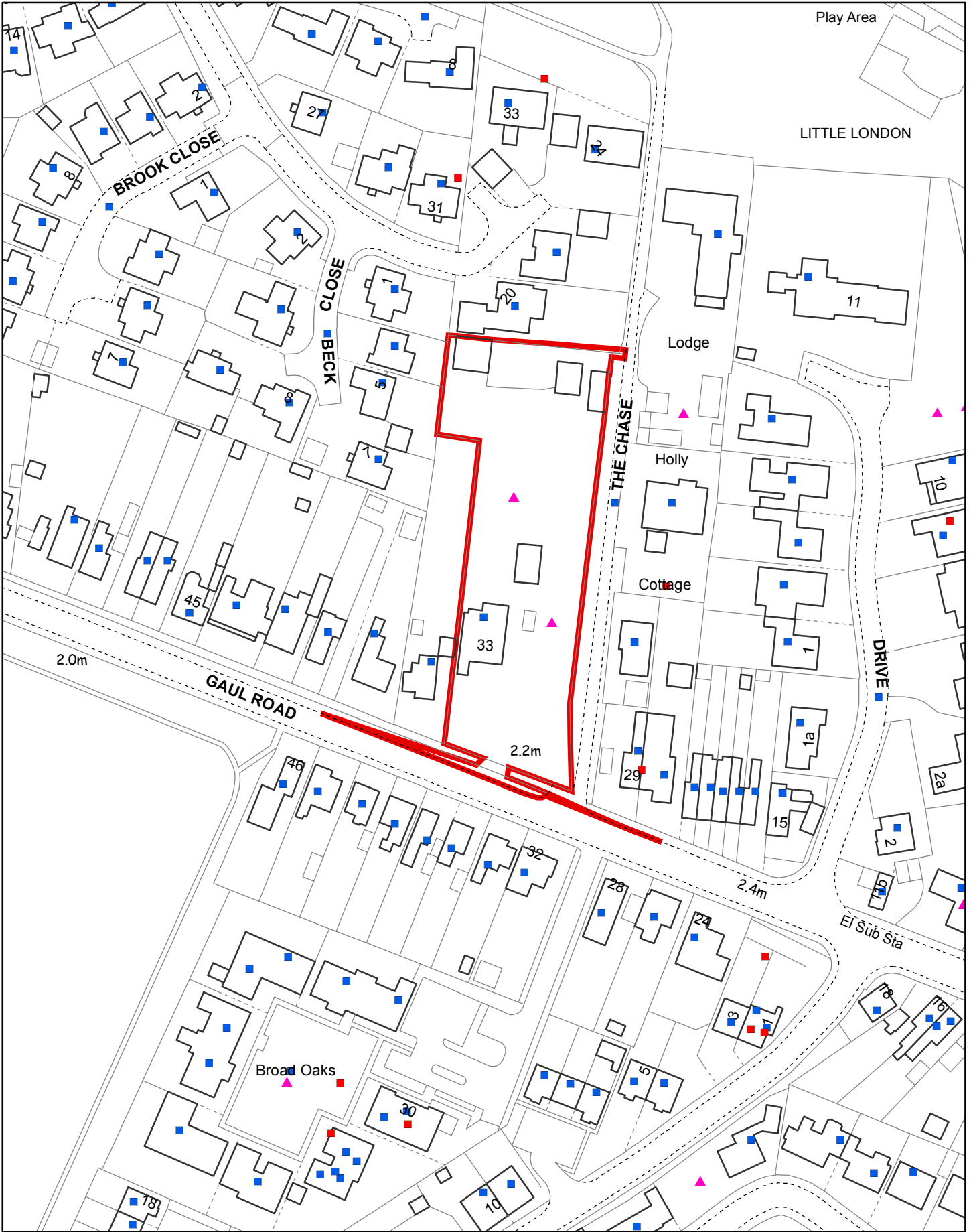
16. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

17. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for:

- i) parking of vehicles of site operatives and visitors;
- ii) routes for construction traffic;
- iii) hours of deliveries and construction;
- iv) pedestrian and cyclist protection; and
- v) any proposed temporary traffic restrictions and proposals for associated safety signage.

Reason – To ensure highway safety and residential amenity is not compromised to accordance with Policies LP15 and L16 of the Fenland Local Plan 2014.



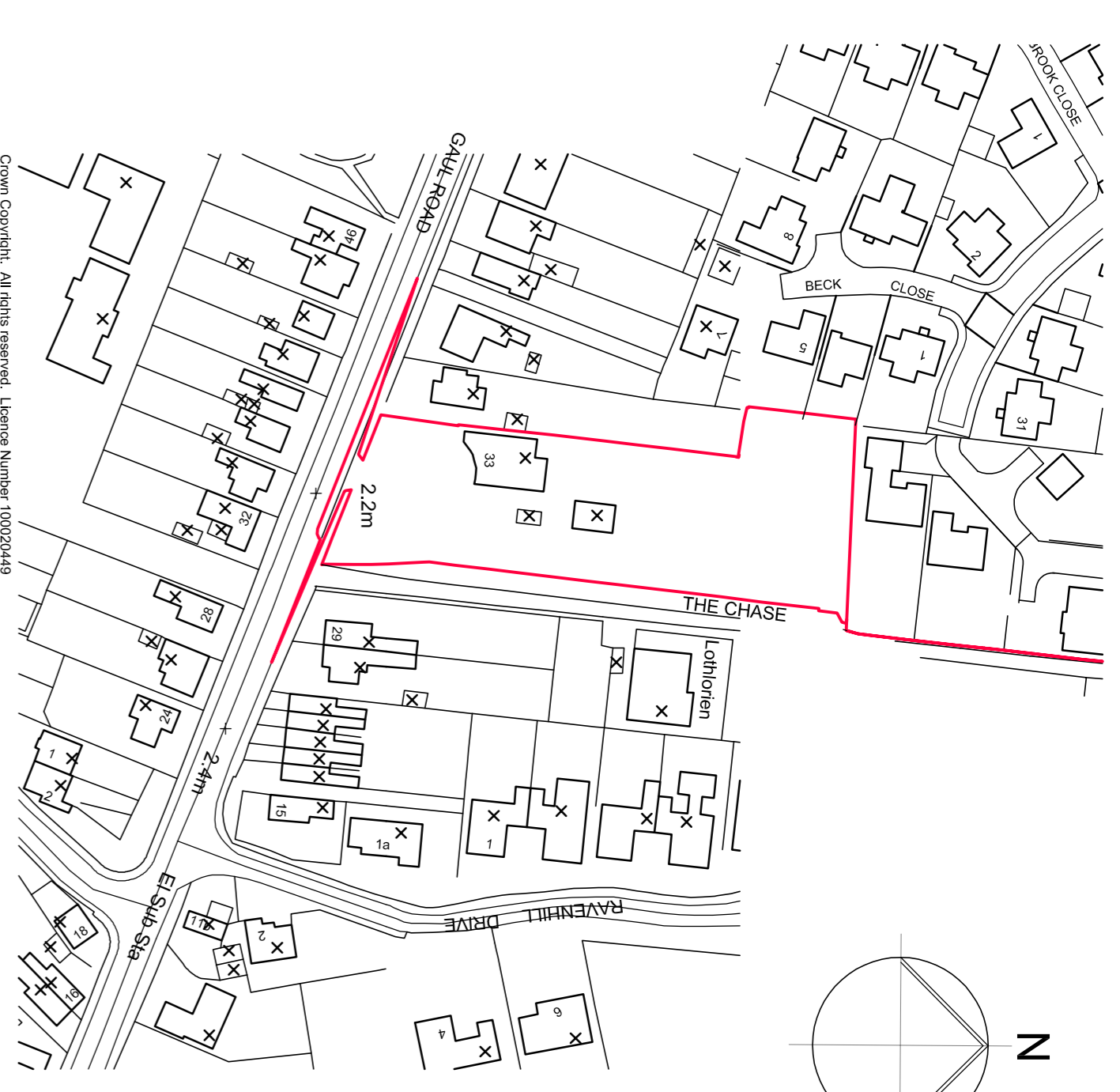
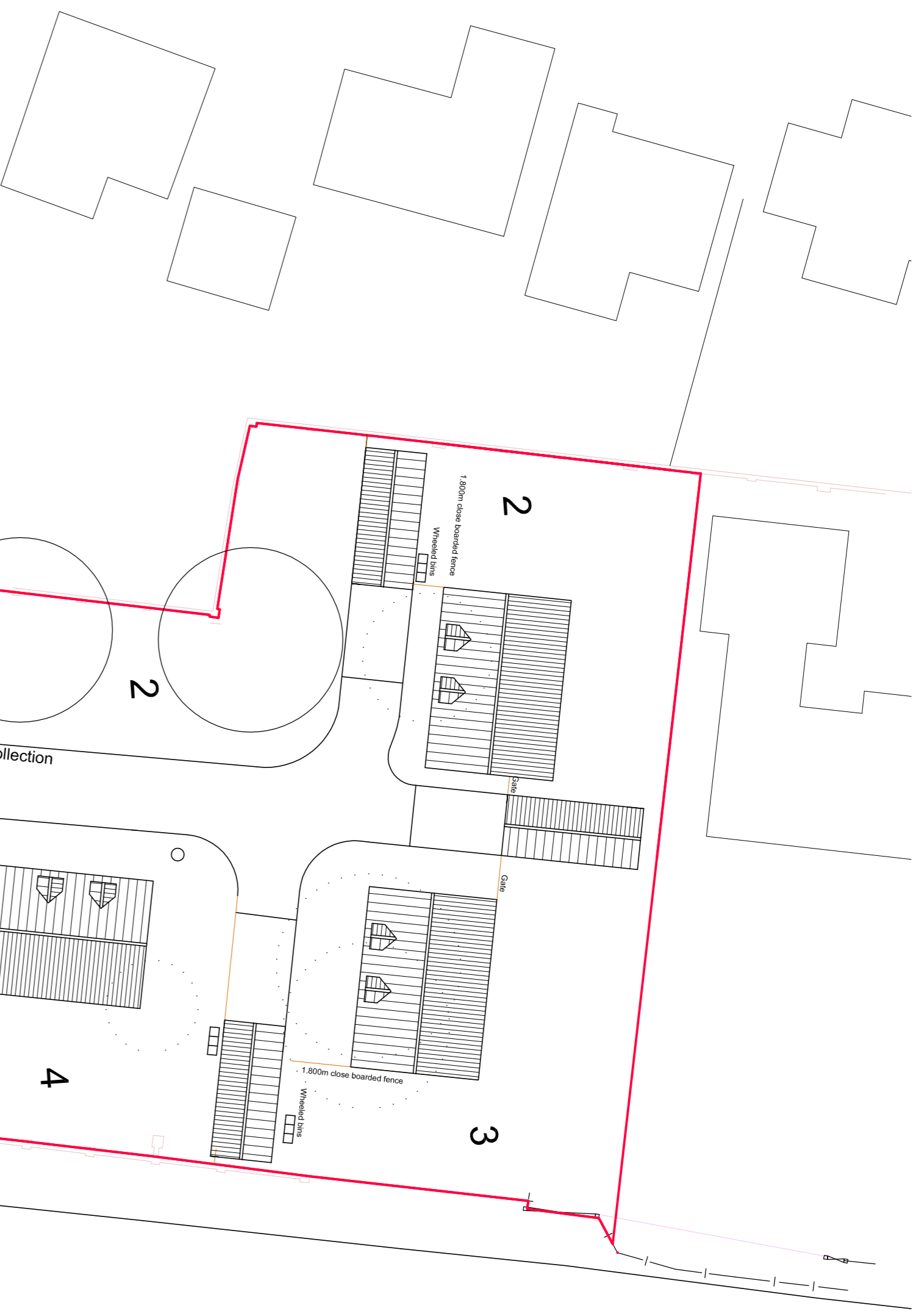
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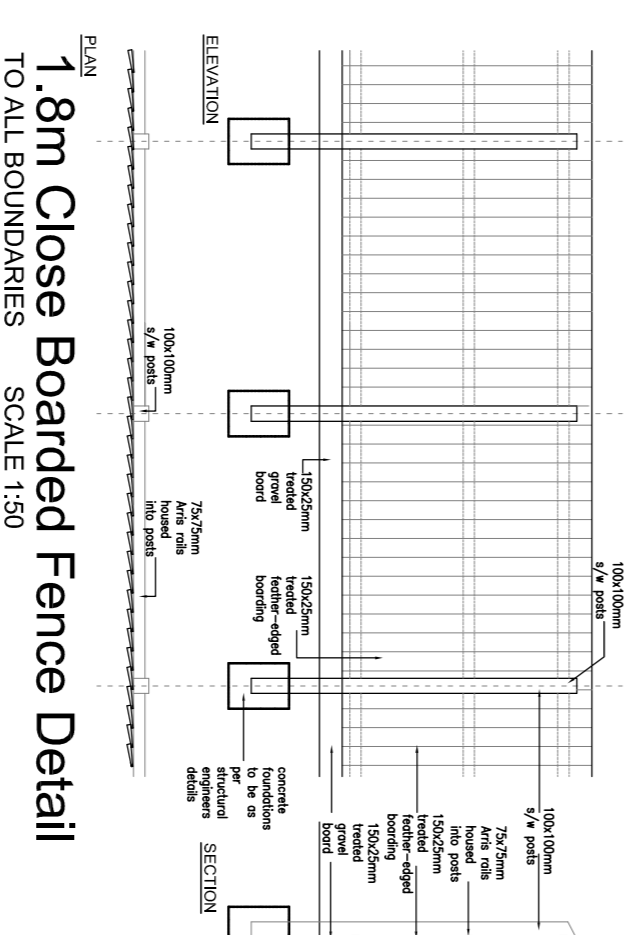
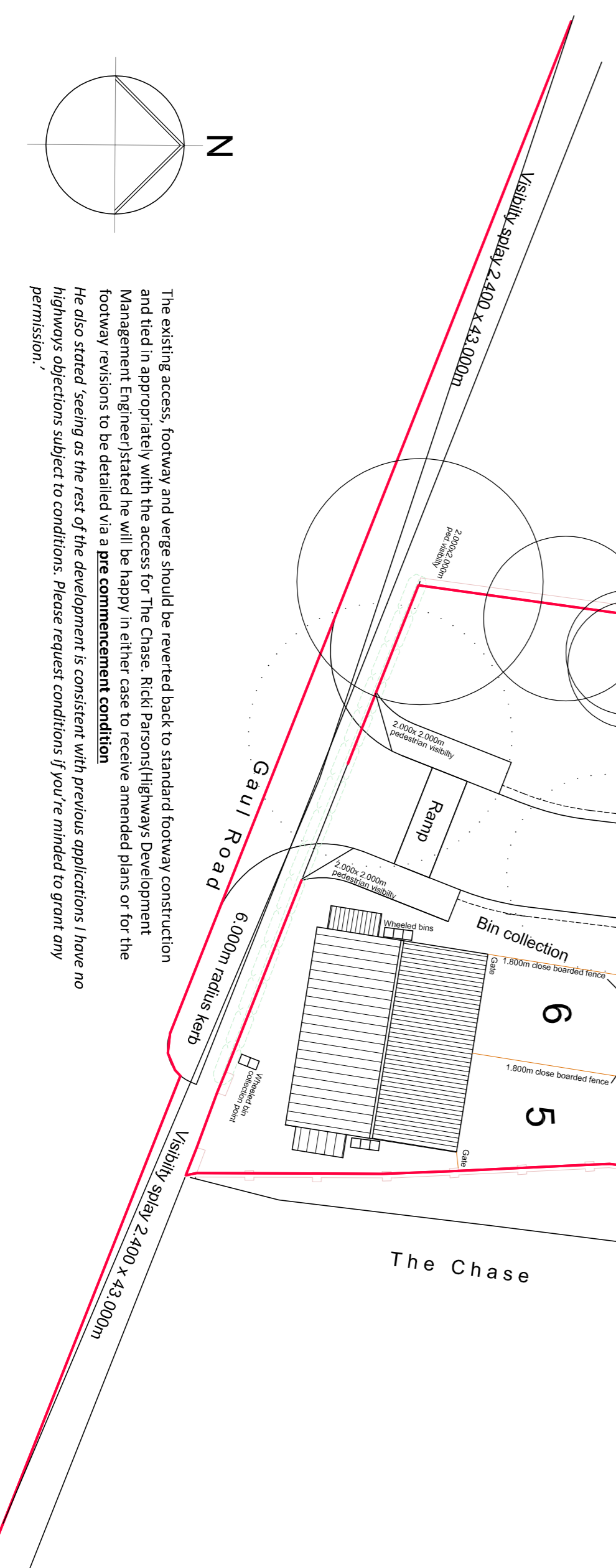
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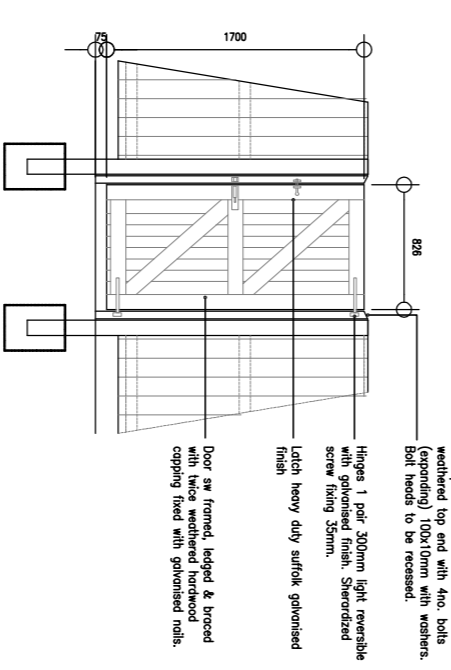


Location Plan 1:1250

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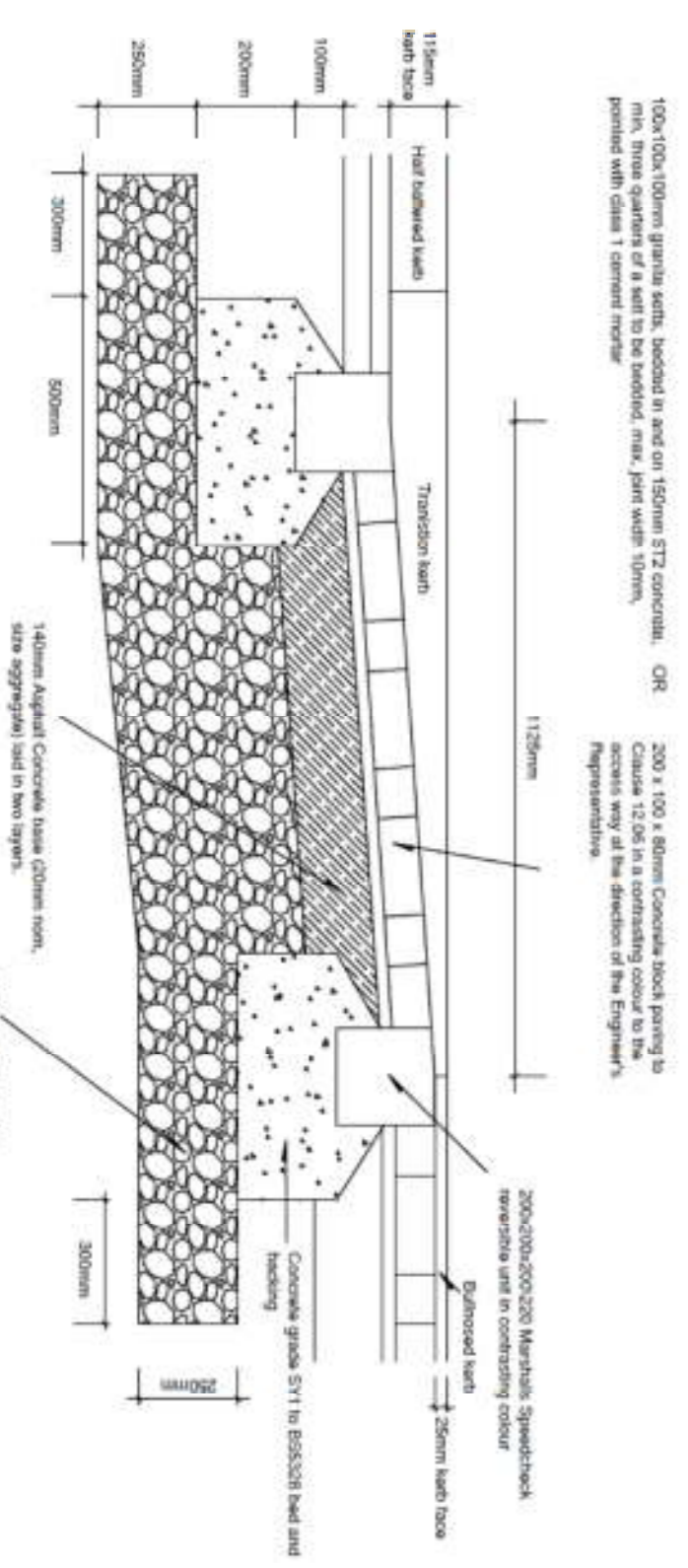


1.8m Close Boarded Fence Detail
SCALE 1:50



Gate Elevation
SCALE 1:50

Plan of Junction Layout



Proposed Site Plan 1:250

SEE LANDSCAPING DETAILS FOR TREE SCHEDULE

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

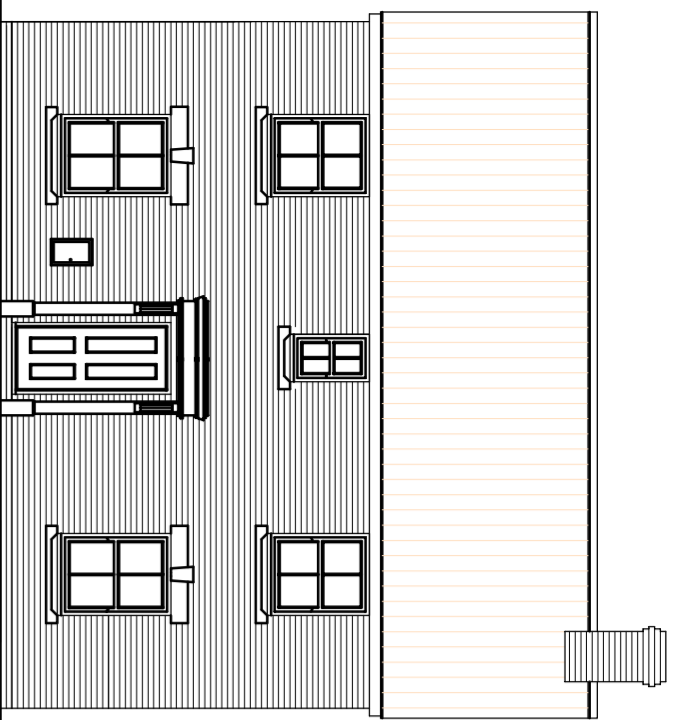
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
SITE
GAUL ROAD
MARCH

DRAWINGS
CLIENT
CONSTRUCT REASON
DATE FEB 2016 SCALE AS SHOWN JOB NO. 5288-PL10D

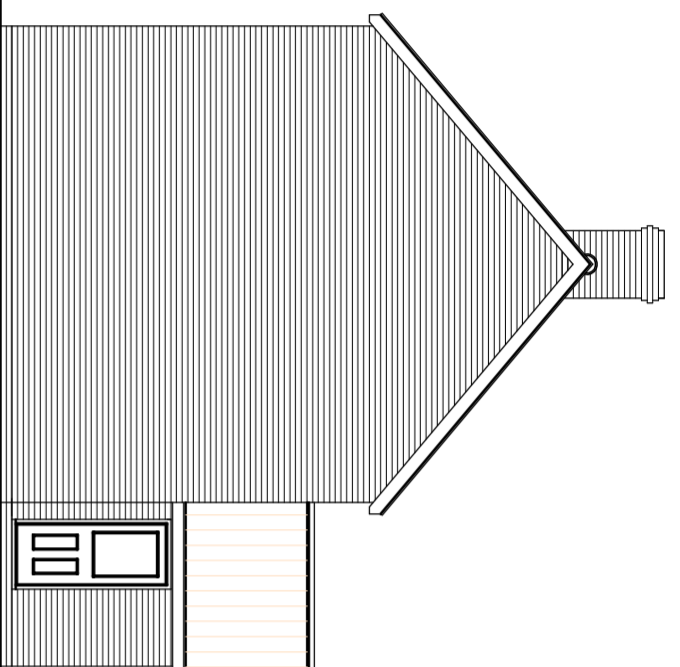
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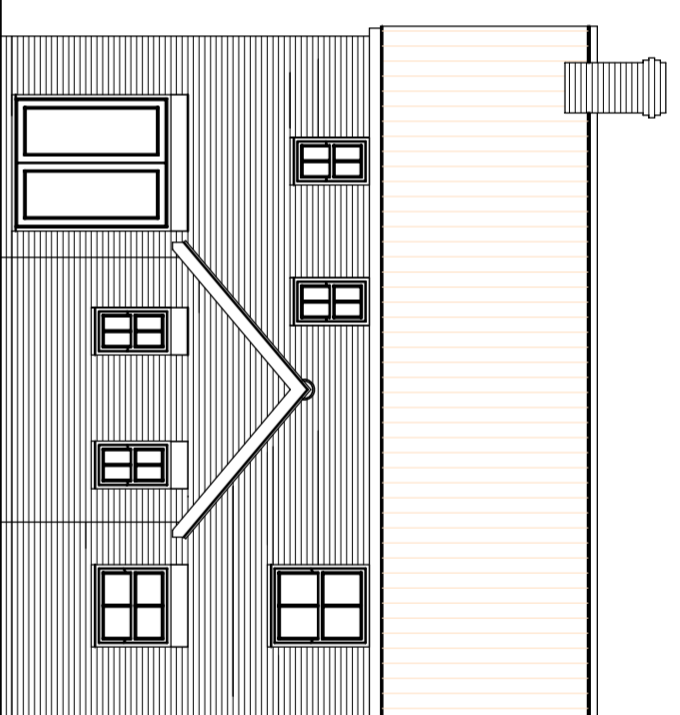
The existing access, footway and verge should be reverted back to standard footway construction and held in perpetuity with the access for The Chase. Rick Parsons/Highways Development Management Engineers/ stated he will be happy in either case to receive amended plans or for the footway revisions to be detailed via a pre-commencement condition.
He also stated 'seeing as the rest of the development is consistent with previous applications I have no highways objections subject to conditions. Please request conditions if you're minded to grant any permission.'



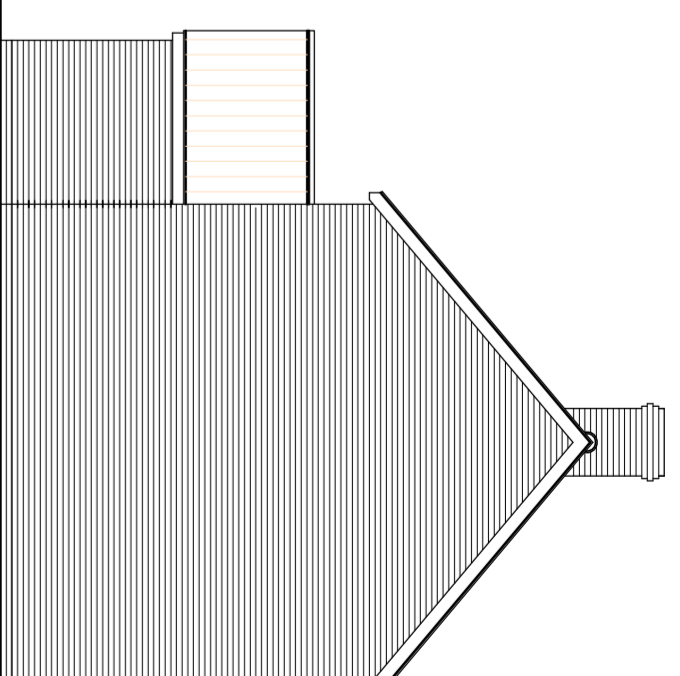
FRONT



SIDE



REAR



SIDE

MATERIALS:
 ALL BRICKWORK TO BE: D.R. BUFF HANDMADE
 ROOF TILES TO BE: MARLEY EDGEMERE SLATES
 WITH TERRACOTTA RED RIDGE TILES
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCU.

Cottage Type 'OXFORD'

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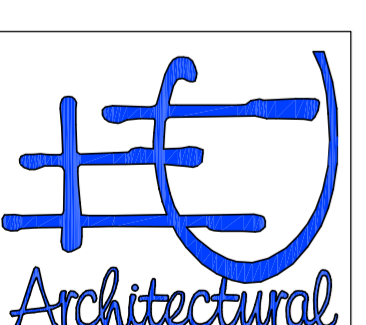
PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT

SITE
 GAUL ROAD
 MARCH

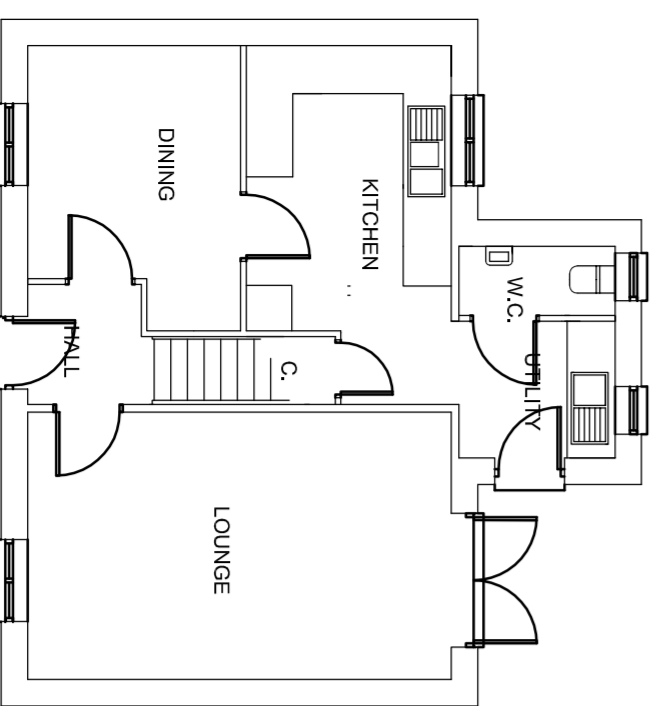
DRAWING
 PLOT 1
 CLIENT
 CONSTRUCT REASON

DATE FEB 2016 SCALE 1:100 JOB No. 5288-PL04

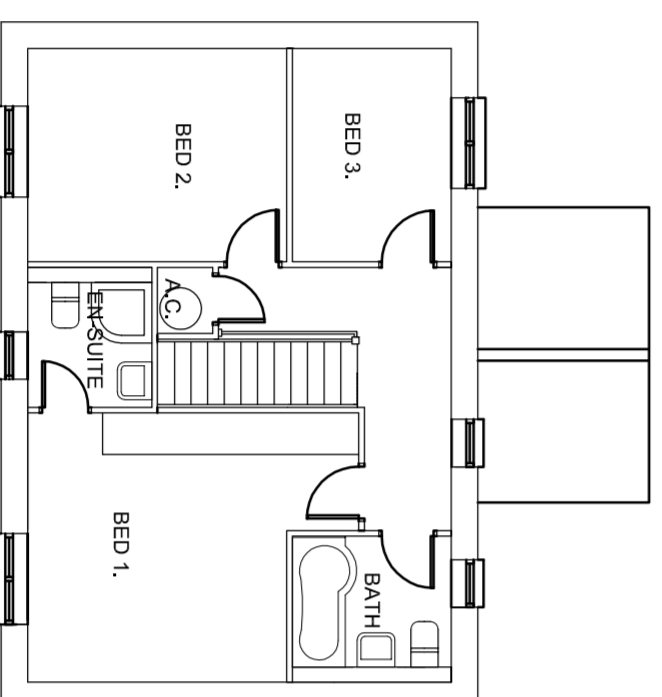
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 ARCHITECTURAL DESIGN AND BUILDING
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 FAX: 01945 466 433
 E-MAIL: info@peterhumphrey.co.uk
 30 OLD MARKET WISBECH CAMBS PE18 1NB
 Building
 Strategic Partnership of Peter Humphrey Architects
 Design Awards
 Chartered Member 2012



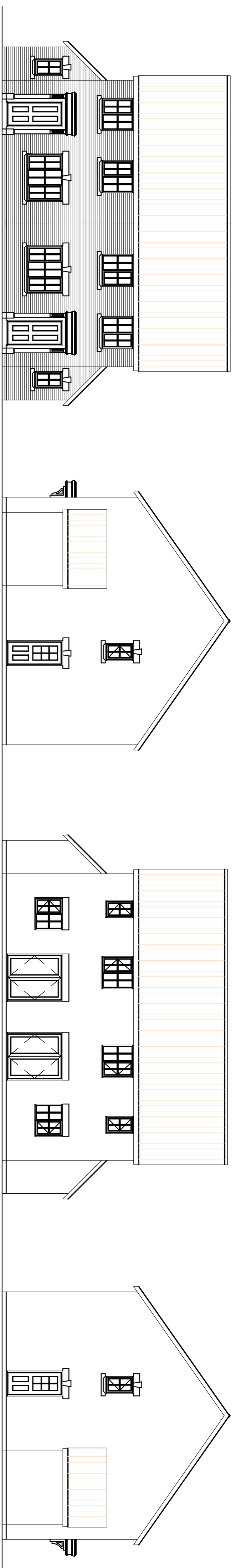
G R O U N D



F I R S T



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 FAX: 01945 466 433
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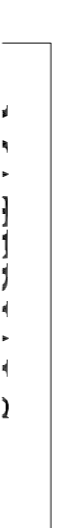
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SIDE

REAR

SIDE

E L E V A T I O N S



MATERIALS:
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 ROOF TILES TO BE: MARLEY EDGEMERE SLATES
 WITH TERRACOTT A RED RIDGE TILES
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCu

PLOTS 5 & 6

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 ARCHITECTURAL DESIGN AND BUILDING

PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT

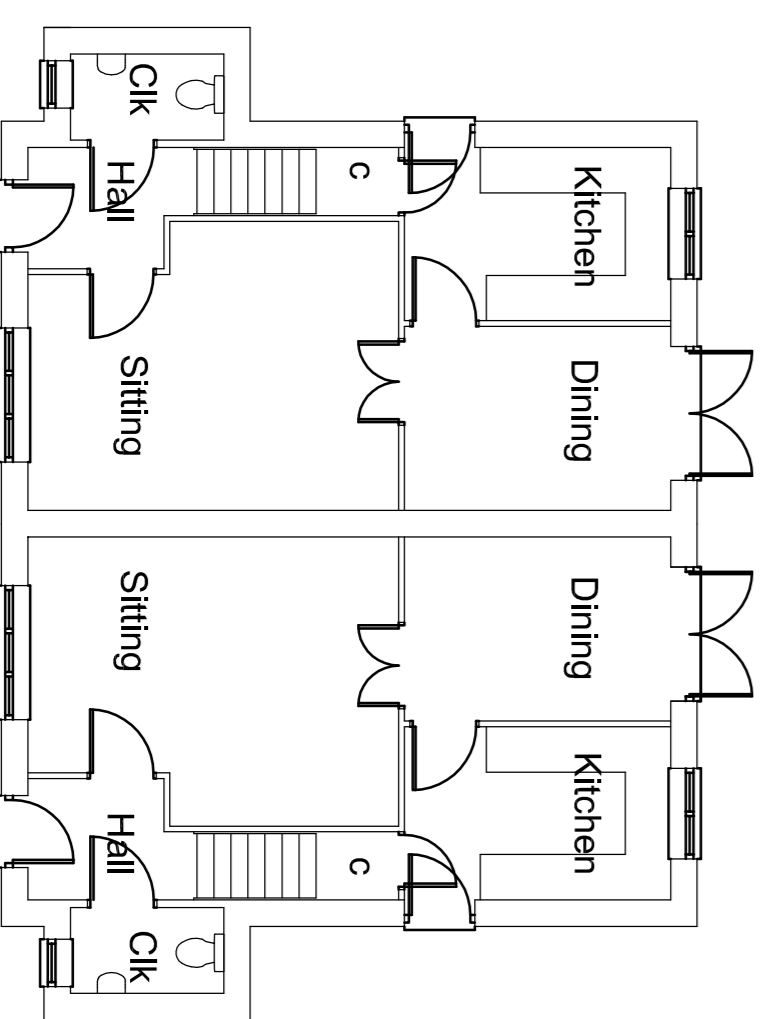
SITE
 GAUL ROAD
 MARCH

DRAWING
 CARLTON S
 CLIENT
 CONSTRUCT REASON
 DATE FEB 2016 SCALE 1:100 JOB NO. 5288-PL03a

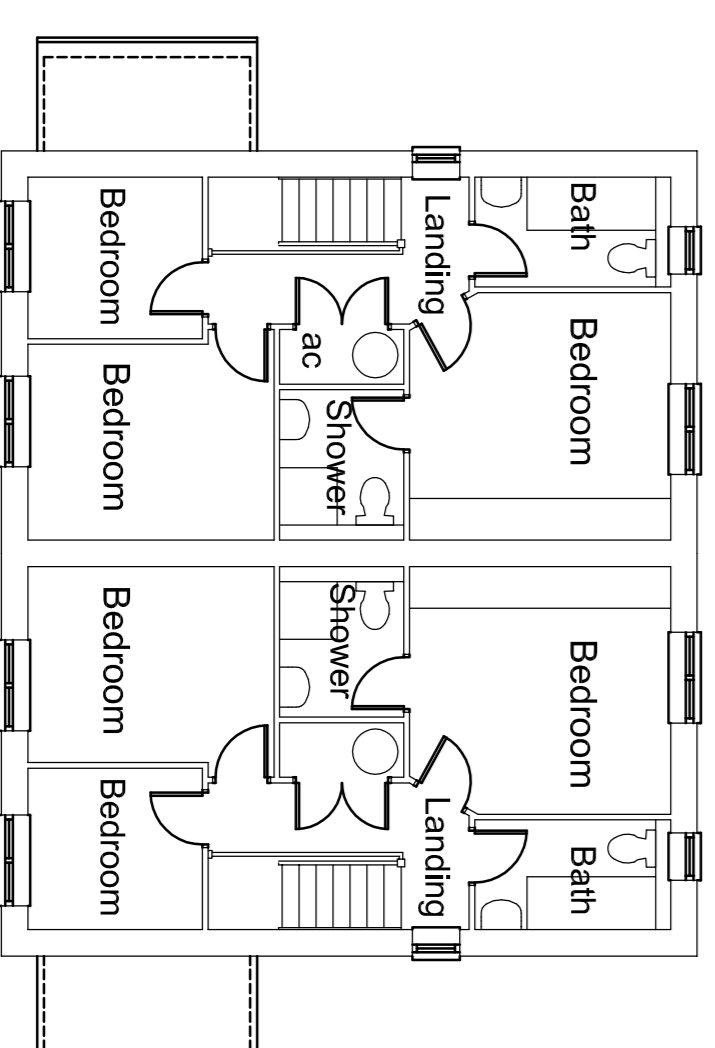
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 E-MAIL: info@peterhumphrey.co.uk
 30 CALDWELL MARCH CAMBS PE13 7NB

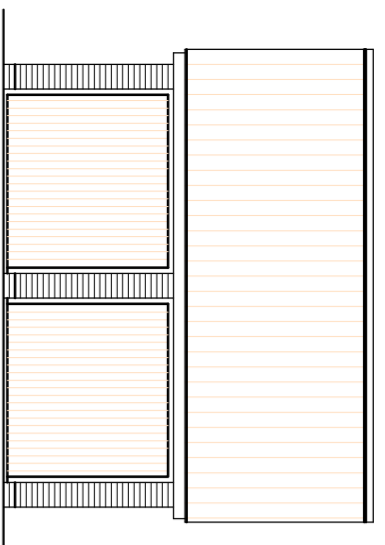
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 CONTROLLED DOCUMENT
 CANNON WAY, 2020 15
 MARCH, CAMBS PE13 7NB



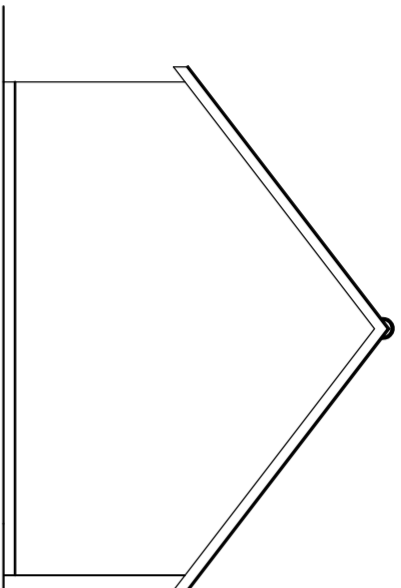
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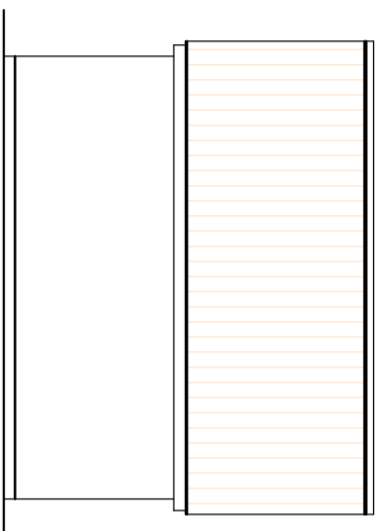
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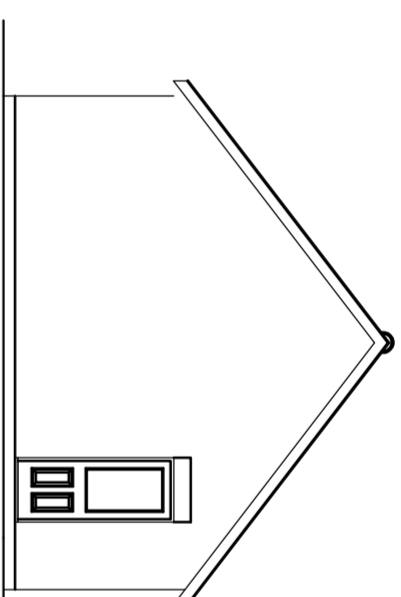
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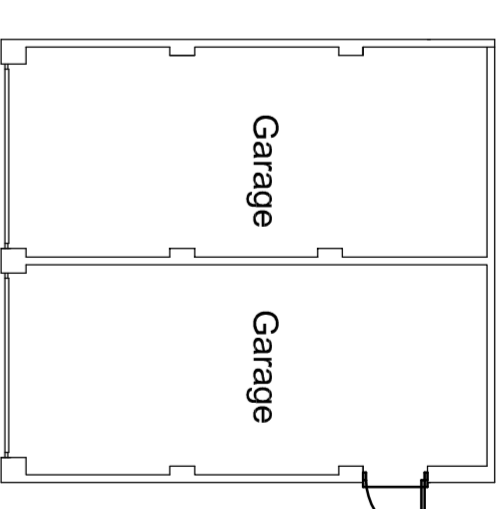
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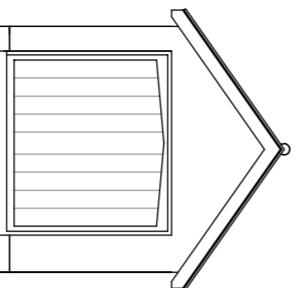
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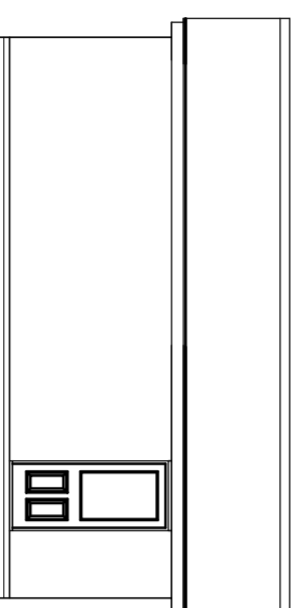
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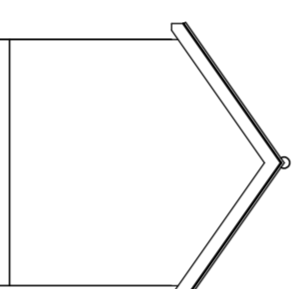
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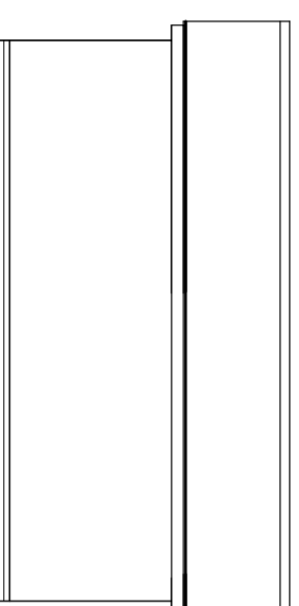
FRONT ELEVATION
SCALE 1:100



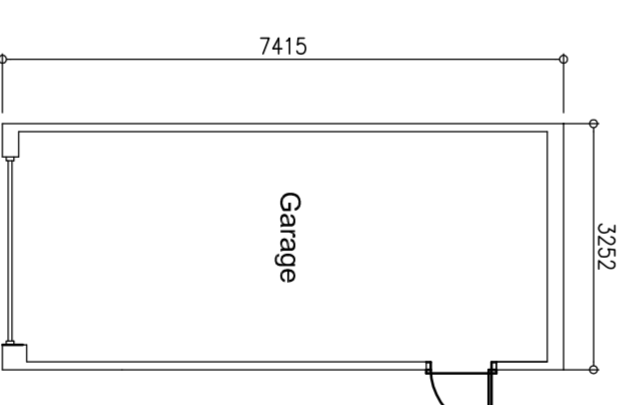
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SCALE 1:100



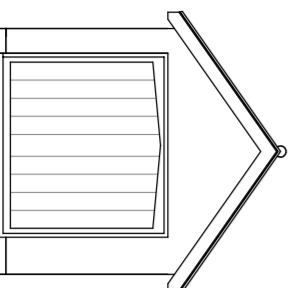
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SCALE 1:100



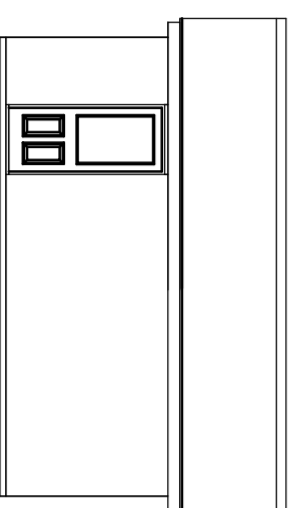
SIDE ELEVATION
SCALE 1:100



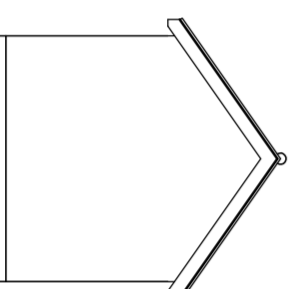
Garage 1:100 Plot 2,3 & 4



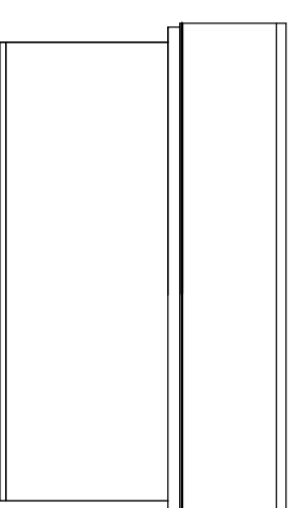
FRONT ELEVATION
SCALE 1:100



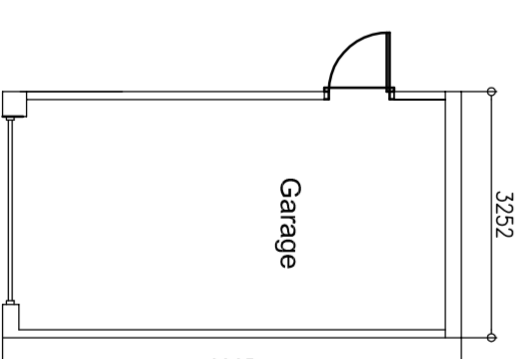
SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



Garage 1:100 Plot 1

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

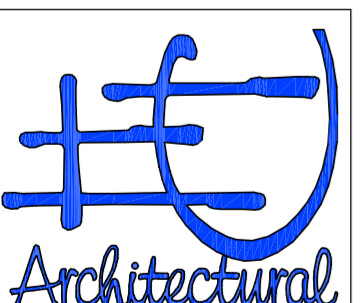
SITE
OXBOW CRESCENT
MARCH

DRAWING
Garages

CLIENT
CONSTRUCT REASON

DATE FEB 2016 SCALE 1:100 JOB No. 5164-PL06a

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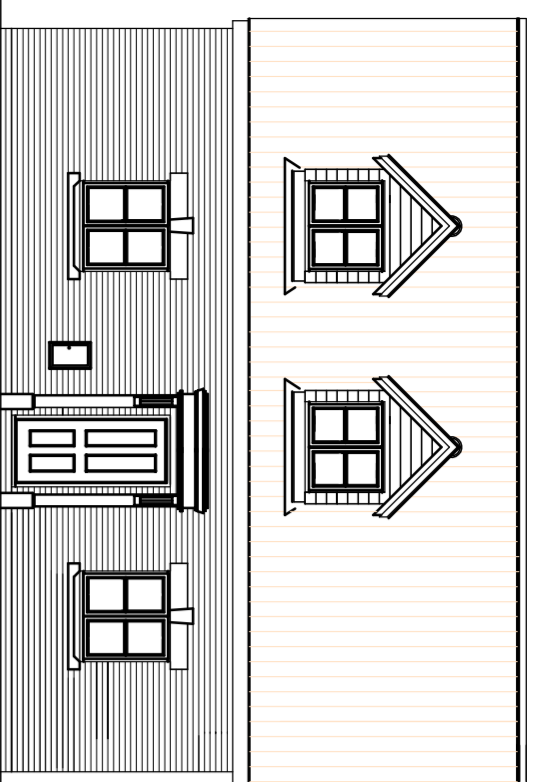
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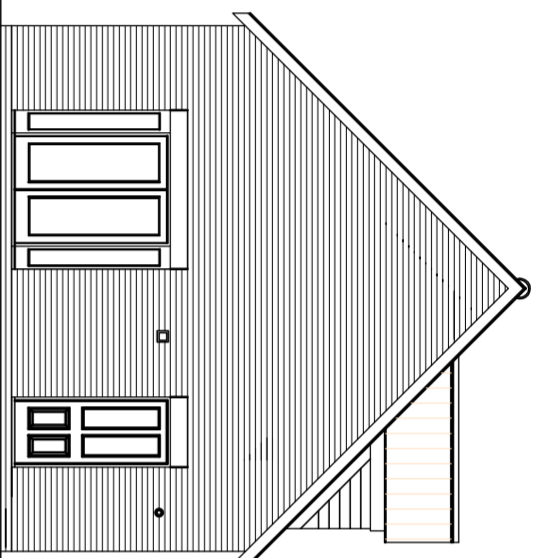
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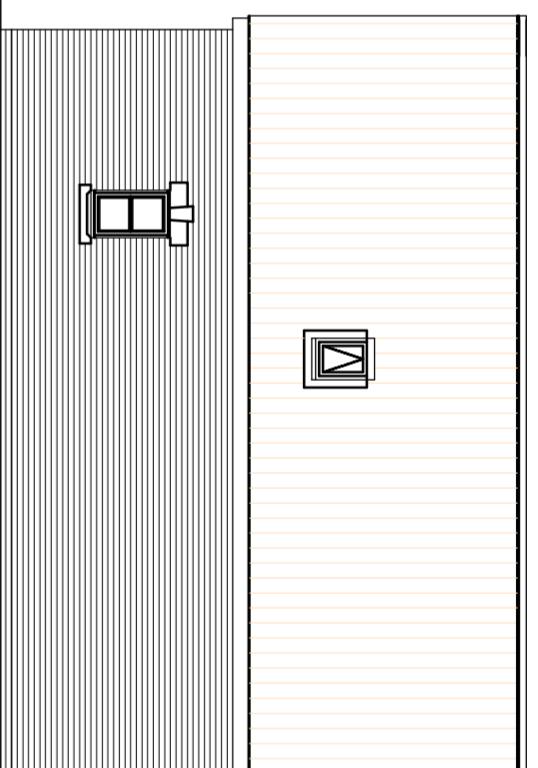
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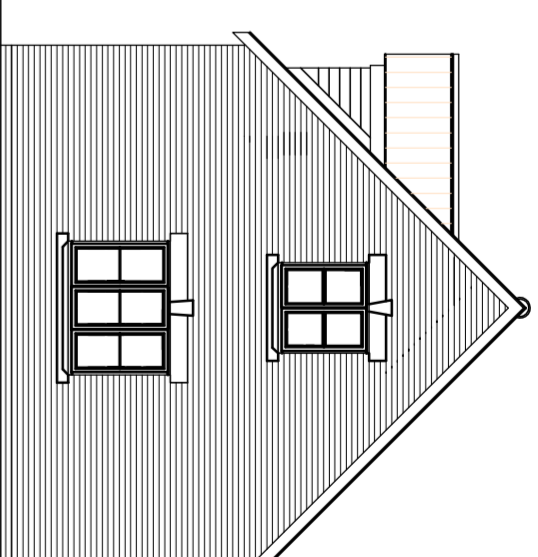
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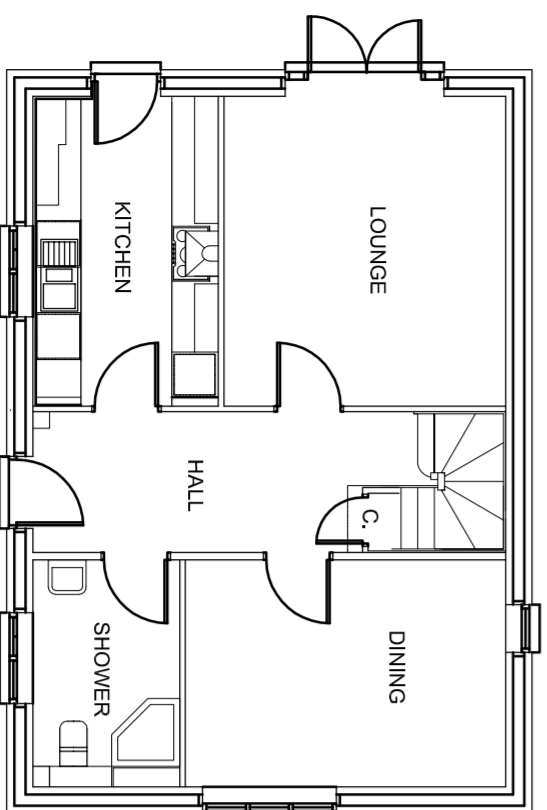
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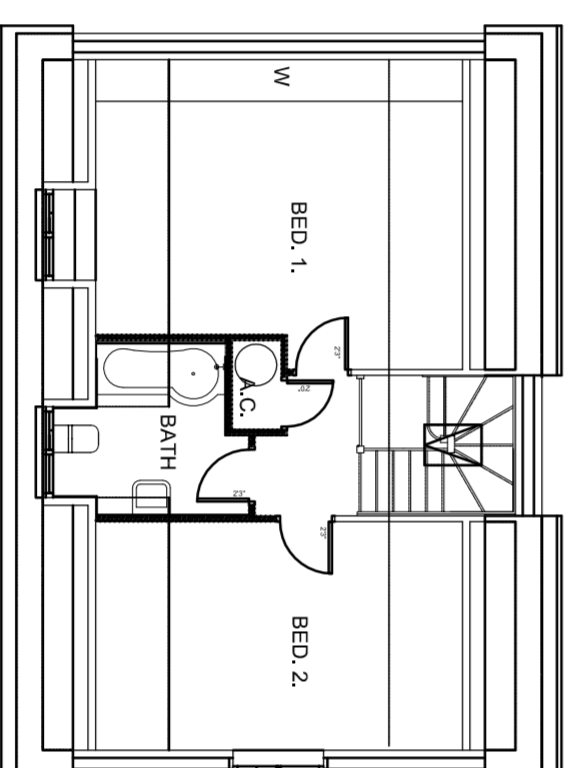
SIDE

MATERIALS:
BRICKWORK:
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ROOF TILES:
 SANDTOFT RUSTIC RED CONCRETE DOUBLE PANTILES
 WINDOWS AND FASCIA/BARGEBOARDS TO BE WHITE PVCU

House Type: 'COGGESHALL'



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

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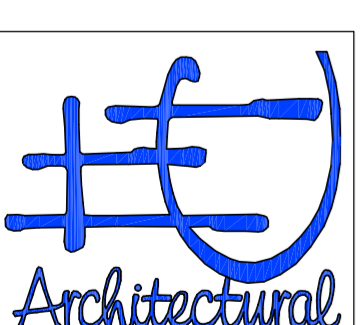
PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT

SITE
 GAUL ROAD
 MARCH

DRAWING
 PLOT 2,3 and 4
 CLIENT CONSTRUCT REASON

DATE FEB 2016 SCALE 1:100 JOB No. 5288-PL01b

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